

Friday, November 21, 2014

The Assessment Appeals Board of the County of San Luis Obispo, State of California, met in regular session at 9:00 A.M., in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California.

PRESENT: Board Members Monica Chudgar, Kem Weber and Chairperson Douglas Barth

ABSENT: Board Member None

Ms. Nina Negranti, Chief Deputy County Counsel, is present and represents the Assessment Appeals Board.

Chairperson Douglas Barth leads the Pledge of Allegiance.

Ms. Charron Sparks, Assistant Assessor, and Mr. Joe Alves, Ms. Lesa Gofourth, Mr. Bob Spurgeon, and Ms. Kathleen Toscano, Deputy Assessors, are present and sworn.

1. This is the time set for members of the public to address the Board on other than scheduled matters.

Chairperson Douglas Barth: opens the floor for comment without response.

2. Application No. 2012-221, APN 800-025-777, Wal-Mart Stores, Inc. (#2256), is presented. The Application is for the 2012/13 Regular Roll Year. The Applicant is not present and is requesting a second continuance.

The Board approves the request for a second continuance on Application No. 2012-221, APN 800-025-777, Wal-Mart Stores, Inc. (#2556), to a date to be set by the Clerk.

Motion by: Monica Chudgar

Second by: Kem Weber

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Barth, Douglas	x			
Chudgar, Monica	x			
Weber, Kem	x			

3. Application No. 2012-238, APN 007-801-014, Jon & Elizabetta Peterson, is presented for denial of non-response. Ms. Peterson is present and requesting a continuance.

The Board approves the request for a continuance on Application No. 2012-238, APN 007-801-014, Jon & Elizabetta Peterson, to a date to be set by the Clerk.

Motion by: Monica Chudgar

Second by: Kem Weber

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Barth, Douglas	x			

Chudgar, Monica	x			
Weber, Kem	x			

4. Application Nos. 2012-290, APN 094-381-012, Robert Rickard and 2013-093, APN 040-351-054, Kay N. Kartsioukas, are presented for denial of non-response. The Applicants are not present.

The Board denies Application Nos. 2012-290, APN 094-381-012, Robert Rickard and 2013-093, APN 040-351-054, Kay N. Kartsioukas, for non-response.

Motion by: Kem Weber

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Barth, Douglas	x			
Chudgar, Monica	x			
Weber, Kem	x			

5. Application Nos. 2012-276 and 2013-200, APN 007-787-018, IN-N-OUT Burger; 2012-310, 2013-058, and 2014-019, APN 022-361-056, and 2012-311, 2013-057, 2014-020, APN 022-361-058, IWF Cambria Landing, LP; 2013-005, APN 065-114-039, 3130 Beachcomber Drive, LLC; 2013-049, APN 009-851-021, Haraepi, LLC, etal; 2013-054 and 2014-023, APN 022-381-001, 2013-055 and 2014-022, APN 022-361-045, 2013-056 and 2014-021, APN 022-361-028, IWF Pelican Cove, LP; 2013-066, APN 007-771-075, Pismo Medical Properties, LLC; 2013-089, APN 009-291-005, Grand View Apartments, LLC (Ebrahim & Fahimeh Madadi); 2013-099, APN 053-257-001, US Bank/US Bank; 2013-100, APN 009-814-024, Heritage Oaks Bank; 2013-158 and 2013-159, APN 026-183-048, J. Lohr Winery Corp; 2013-161, APN 053-412-022, Bell Colorado, LTD; 2013-162, APN 054-192-013, Thomas & D Beckwith Family Trust; 2013-163, APN 049-031-033, Lorenzo Bruzzo; 2013-164, APN 009-081-001, Eorio Family Trust; 2013-171, APN 074-283-001, Lita Lazo; 2013-174, APN 005-144-025, Cesario & Diane Mattos; 2013-175, APN 091-312-006, Francis Mercier, are presented for withdrawal. The Applicants are not present.

The Board approves the withdrawal of Application Nos. 2012-276 and 2013-200, APN 007-787-018, IN-N-OUT Burger; 2012-310, 2013-058, and 2014-019, APN 022-361-056, and 2012-311, 2013-057, 2014-020, APN 022-361-058, IWF Cambria Landing, LP; 2013-005, APN 065-114-039, 3130 Beachcomber Drive, LLC; 2013-049, APN 009-851-021, Haraepi, LLC, etal; 2013-054 and 2014-023, APN 022-381-001, 2013-055 and 2014-022, APN 022-361-045, 2013-056 and 2014-021, APN 022-361-028, IWF Pelican Cove, LP; 2013-066, APN 007-771-075, Pismo Medical Properties, LLC; 2013-089, APN 009-291-005, Grand View Apartments, LLC (Ebrahim & Fahimeh Madadi); 2013-099, APN 053-257-001, US Bank/US Bank; 2013-100, APN 009-814-024, Heritage Oaks Bank; 2013-158 and 2013-159, APN 026-183-048, J. Lohr Winery Corp; 2013-161, APN 053-412-022, Bell Colorado, LTD; 2013-162, APN 054-192-013, Thomas & D Beckwith Family Trust; 2013-163, APN 049-031-033, Lorenzo Bruzzo; 2013-164, APN 009-081-001, Eorio Family Trust; 2013-171, APN 074-283-001, Lita Lazo; 2013-174, APN 005-144-025, Cesario & Diane Mattos; 2013-175, APN 091-312-006, Francis Mercier, and directs the Chairperson to sign same.

Motion by: Kem Weber

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Barth, Douglas	x			
Chudgar, Monica	x			
Weber, Kem	x			

6. Stipulations for Application Nos. 2013-007, APN 060-123-048, Michael A. Snellen, 2013/14 Regular Roll Year; 2013-043, APN 047-031-022, Duane F. Young, 2013/14 Regular Roll Year; 2013-165, APN 031-183-022, Steve C. & Carol. N Eorio, 2013/14 Regular Roll Year; 2013-173, APN 047-211-025, Kenneth Lockhart, 2013/14 Regular Roll Year; are presented. The Applicants are not present.

The Board approves the corrected assessed values to be enrolled as stated in the stipulations for Application Nos. 2013-007, APN 060-123-048, Michael A. Snellen, 2013/14 Regular Roll Year; 2013-043, APN 047-031-022, Duane F. Young, 2013/14 Regular Roll Year; 2013-165, APN 031-183-022, Steve C. & Carol. N Eorio, 2013/14 Regular Roll Year; 2013-173, APN 047-211-025, Kenneth Lockhart, 2013/14 Regular Roll Year, and directs Chairperson to sign same.

Motion by: Kem Weber

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Barth, Douglas	x			
Chudgar, Monica	x			
Weber, Kem	x			

7. Application Nos. 2013-156, APN 076-231-056, and 2013-157, APN 076-231-052, Sycamore Mineral Springs, LLC, are presented. The Applications are for the 2013/14 Regular Roll Year. Mr. Steve Tulus, Agent for the Applicant, is present and sworn.

Exhibits presented to the Board for consideration: **Applicant's Exhibit A – Application and supporting documents.**

The Board determines Application Nos. 2013-156, APN 076-231-056, and 2013-157, APN 076-231-052, Sycamore Mineral Springs, LLC, has not carried the burden of proof and upholds the Assessor's value as enrolled, total value of \$19,515,000, with the full value of land at \$7,350,000, the full value for improvements at \$10,215,000, and the full value of personal property at \$1,950,000.

Motion by: Kem Weber

Second by: Monica Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Barth, Douglas	x			
Chudgar, Monica	x			
Weber, Kem	x			

Mr. Tulcus: requests Findings of Fact.

8. Application Nos. 2013-219, APN 001-075-009 and 2013-220, APN 001-075-010, Apple Farm Inn, are presented. The Applications are for the 2013/14 Proposition 8 Escape Assessment Roll Year. Mr. Steve Tulcus, Agent for the Applicant, is present and sworn.

Exhibits presented to the Board for consideration: **Assessor's Exhibit 1 – Appraisal and Applicant's Exhibit A—Application with supporting documents.**

Application Nos. 2013-219, APN 001-075-009 and 2013-220, APN 001-075-010, Apple Farm Inn, date of value January 1, 2013, the Board enrolls a Proposition 8 Escape Assessment total value of \$15,200,000 with the full value of land at \$3,600,000, the full value of improvements at \$10,300,000, and the full value of personal property at \$1,300,000 with additional instruction for the Assessor to distribute the amounts between the two properties.

Motion by: Monica Chudgar

Second by: Kem Weber

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Barth, Douglas	x			
Chudgar, Monica	x			
Weber, Kem	x			

Mr. Tulcus: waives Findings of Fact.

Clerk's Note: Assessor allocates between the two properties the following values:

Application No. 2013-219, APN 001-075-009: Total value \$3,940,000 with \$1,265,000 to land, \$1,375,000 to improvements, and \$1,300,000 to personal property.

Application No. 2013-220, APN 001-075-010: Total value \$11,260,000 with \$2,335,000 to land, \$8,925,000 to improvements, and \$0 to personal property.

9. This is the time set for approval of the minutes from October 24, 2014.

The Board approves the minutes of October 24, 2014 and directs the Chairperson to sign same.

Motion by: Monica Chudgar

Second by: Kem Weber

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Barth, Douglas	x			
Chudgar, Monica	x			
Weber, Kem	x			

10. This is the time for Members, Staff and/or Assessor to bring up items for discussion at the next scheduled meeting.

Chairperson Douglas Barth: opens the floor for comment without response.

On motion duly made and unanimously carried, the Assessment Appeals Board of the County of San Luis Obispo, State of California, does now adjourn.

Chairperson

ATTEST:

JULIE L. RODEWALD, County Clerk-Recorder and
Ex-Officio Clerk of the Assessment Appeals Board

By: Amanda King, Deputy Clerk-Recorder